

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, May 19, 2014, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Dan Degnan, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, Robert Spraeetz, and Danielle Tolan.

City Staff Present: Kevin Todd, Senior Planner; Andrew Murray, Associate Planner, and Brian Zaiger, City Attorney

Approval of Minutes: April 21, 2014 and May 5, 2014 APC Minutes

Motion: To approve the Minutes for the April 21, 2014 and May 5, 2014 APC Meeting.

Motion: Horkay; Second: Tolan; Vote: Approved 7-0

Murray reviewed the APC Rules & Procedures.

Case No. 1404-DP-08 & 1404-SPP-06

Description: *CarDon Senior Living*
CarDon Development Company, LLC, by Weihe Engineers, Inc. requests Overall Development Plan and Primary Plat approval for 2 lots on approximately 16 acres +/- in the CarDon Senior Living PUD District.

Case No. 1405-DP-15 & 1405-SIT-07

Description: *CarDon Senior Living*
Northeast corner of 146th Street and Ditch Road
CarDon Development Company, LLC, by Weihe Engineers, Inc. requests Detailed Development Plan and Site Plan approval for a comprehensive senior living community on Lot 1 approximately 13 acres +/- in the CarDon Senior Living PUD District.

Murray presented an overview of the petitions for the CarDon senior living projects together. He stated that the submitted plans for 1404-DP-08 & 1404-SPP-06 and 1405-DP-15 & 1405-SIT-07 are compliant with all applicable ordinances. He added that staff recommends the Advisory Plan Commission approve the petitions as presented with the following condition: That all necessary approvals are obtained from the Department of Public Works, Hamilton County Surveyors Office, Hamilton County Highway Department and Citizens Westfield prior to the issuance of an improvement location permit.

Motion to approve 1404-DP-08 & 1404-SPP-06 and 1405-DP-15 & 1405-SIT-07 with the following condition:

1. That all necessary approvals are obtained from the Department of Public Works, Hamilton County Surveyors Office, Hamilton County Highway Department and Citizens Westfield prior to the issuance of an improvement location permit.

Motion: Maue: Second: Horkay: Vote: 7-0.

Case No. 1405-SPP-10

Description: *Habitat for Humanity – Birch Street Plat*
Hamilton County Habitat for Humanity, by American Structurepoint, Inc.
Requests Primary Plat approval for 2 single-family residential lots on approximately 0.42 acre+/- in the SF-4 District.

Murray presented an overview of the petition for 1405-SPP-10, as outlined in the staff report and reported that there were no changes since the public hearing on May 5, 2014. He noted that the plans are compliant with all applicable ordinances and stated that staff recommends approval.

Hoover asked about the lot sizes adjacent to the proposed plat.

Murray stated that the lot sizes on Birch Street average between 9,000-10,000 square feet per lot. He added that the two requested lots fall within that range.

Motion to approve 1405-SPP-10.

Motion: Horkay: Second: Hoover: Vote: 7-0.

Case No. 1405-DP-11 & 1405-SPP-08

Description: *Harmony, Sections 1 & 2 – Primary Plat*
Northwest and southwest corners of 151st Street and Ditch Road
Estridge Development Management LLC, by Innovative Engineering & Consulting, Inc. requests Development Plan, Primary Plat, and associated plat waiver request approval for 133 single-family residential lots on approximately 60.98 acres +/- in the Harmony PUD District.

Todd presented an overview of 1405-DP-11 & 1405-SPP-08, as outlined in the staff report and highlighted changes that were made to the petition since the public hearing on May 5, 2014. He reviewed the requested subdivision waiver requests and reported that the request regarding the alley width reduction has been modified based on conversations with the Westfield Fire Department. He said that the request is now for a reduction from 20' to 18', and explained that the Indiana Fire Prevention and Building Safety Commission would also need to approve this reduction request, since the same standard also appears on the Fire Code. Todd also explained that the landscaping plan has minor deficiencies and requested that approval of the landscaping plan be delegated to staff.

Hoover asked if the 18' alley will include curbs.

Todd said that they will not include curbs.

Kingshill asked if the Westfield Public Works Department and Westfield Fire Department have signed off on alley width reduction, but the state had not.

Todd stated that if the state approves a variance request for the alley width reduction, then the City will be fine with it too.

Kingshill asked if the City's fire code is more restrictive than the state's.

Todd stated that the City has adopted the State Fire Code.

Petitioner, Brian Stumpf, Estridge gave an update and explanation regarding the modifications since the May 5th public hearing.

Hoover asked for explanation of the driveway separation request, and asked if this neighborhood is different than other neighborhoods.

Todd stated that the lots in Harmony are smaller than other neighborhoods, so it is virtually impossible to meet the standard on the smaller lots.

Stumpf added that it is particularly hard to meet the standard when a lot is directly across from a "T-intersection".

Todd recommended approval of 1405-DP-11 & 1405-SPP-08 with the following staff recommendations:

1. Approve the following subdivision control waiver requests: 1) to reduce the centerline radius from 150' to 100'; 2) to reduce the driveway separation requirement from 75' to 30' for Lots 19, 42, 43, 46, 47, 49, 60, 61, 81 & 82; and; 3) to reduce the alley width requirement from 20' to 18' with the following condition:
 1. That approval of the alley width reduction only be valid upon approval by the Indiana Fire Prevention and Building Safety Commission to vary the fire apparatus access road width requirement of the Indiana Fire Code, Section 503.2.1
2. If the waiver requests are approved, then approve 1405-DP-11 & 1405-SPP-08 with the following conditions:
 1. That final approval of the landscaping plan be delegated to the Economic and Community Development staff; and,
 2. That all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office and Citizens Westfield prior to the issuance of an improvement location permit.
3. If the waiver requests are not approved, then continue 1405-DP-11 & 1405-SPP-08 to the next APC meeting, because the plans will not be compliant with the subdivision control ordinance.

Motion to approve the three subdivision waiver requests: 1) to reduce the centerline radius from 150' to 100'; 2) to reduce the driveway separation requirement from 75' to 30' (for Lots 19, 42, 43, 46, 47, 49, 60, 61, 81 & 82); and 3) to reduce the alley width requirement from 20' to 18'

with the following condition:

1. That approval of the alley width reduction only be valid upon approval by the Indiana Fire Prevention and Building Safety Commission to vary the fire apparatus access road width requirement of the Indiana Fire Code, Section 503.2.1

Motion: Horkay: Second: Degnan: Vote: 7-0.

Motion to approve 1405-DP-11 & 1405-SPP-08 with the following conditions:

1. That final approval of the landscaping plan be delegated to the Economic and Community Development staff; and,
2. That all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office and Citizens Westfield prior to the issuance of an improvement location permit.

Motion: Hoover: Second: Horkay: Vote: 7-0.

Case No. 1405-DP-16 & 1405-SPP-12 [CONTINUED]

Description: *North Walk*
740 North Union Street
The Anderson Corporation, by Elements Engineering, requests Development Plan and Primary Plat approval for 7 duplex lots on approximately 2.648 acres+/- in the North Walk PUD District.

Case No. 1405-DP-12 & 1405-SPP-09 [CONTINUED]

Description: *Woodbury Ridge*
East side of Casey Road approximately 2,000 feet north of SR 32
Redwood Acquisition, LLC, by American Structurepoint, Inc. requests Development Plan and Primary Plat approval for 136 multi-family units on approximately 20 acres+/- in the Springmill Trails PUD District.

Case No. 1405-DP-14 & 1405-SPP-13 [CONTINUED]

Description: *Retreat on the Monon*
Southwest and Southeast corners of 161st Street and Monon Trail
Pulte Group, by Weihe Engineering requests Development Plan, Primary Plat, And associated plat waiver request approval for a 90-unit condominium Development on approximately 13.52 acres +/- in the Viking Meadows PUD District.

Case No. 1405-SPP-11 (CONTINUED)

Description: *Grand Park Village, Section I*
Henke Development Group, by Weihe Engineers, Inc. requests Primary Plat approval for 6 lots on approximately 9 acres +/- in the Grand Park Village PUD District.

Case No. 1402-REZ-01 [CONTINUED TO JUNE 16, 2014]

Description: *Oak Park*

Generally located on the southeast corner of 161st Street and Carey Road fronting on Oak Park Circle.

Pedcor Investments, LLC requests a change in zoning of approximately 35.3 acres +/- from the AG-SF1 District to the SF-2 District.

Case No. 1209-PUD-11 (CONTINUED)

Description: *Springmill Corner PUD*

SE corner of Springmill Road and 161st Street; Cooperstown Partners, LLC request a change in zoning of approximately 6.5 acres from AG-SF1 to the Springmill Corner PUD.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

No report.

ECD STAFF

No report.

ADJOURNMENT (7:32 p.m.)

Motion: Horkay; Second: Spraeztz: Motion passed by voice vote.

President, Ken Kingshill

Vice President, Randy Graham

Secretary, Matthew S. Skelton